

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 12, 2003

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE-CHAIRMAN

STEVEN EVANS

CRAIG GALATI

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway

Senior Citizen Center, 450 East Bonanza Road

Clark County Courthouse, 200 East Carson Avenue

Court Clerk's Office Bulletin Board, City Hall Plaza

City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **May 8, 2003** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED

6/10/2003 2:37 PM

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DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- 1.. TMP-2266 - BEAZER @ GRAND TETON VILLAGE UNIT 2 - BEAZER HOMES HOLDINGS CORPORATION - Request for a Tentative Map FOR A 122-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 28.83 acres adjacent to the southeast corner of Hualapai Way and Grand Teton Drive (APN: 125-18-101-001, 002, 003, 006, 007, and a portion of 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
2. TMP-2268 - TIMBER RIDGE II - CRAIG BROOKSBY, ET AL ON BEHALF OF ASIAN DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map for a 26-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 4 (Brown).
3. TMP-2270 - JONES/AZURE II - U. S. HOME CORPORATION ON BEHALF OF BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

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4. **TMP-2274 - LA CRESENTA - AMERICAN PREMIERE HOMES ON BEHALF OF LA CRESENTA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 68-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 42.46 acres located adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN: 125-11-604-009 and 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Mack).
5. **TMP-2284 - ANTELOPE - STANPARK HOMES ON BEHALF OF EL DURANGO, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map for a 292-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.84 acres adjacent to the northwest corner of Gilcrease Avenue and Grand Canyon Drive (APN: 125-18-101-008 through 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, and PD (Planned Development) Zone, Ward 6 (Mack).
6. **TMP-2287 - RANCHO COURTYARD OFFICES - DAVE MASON, ET AL** - Request for a Tentative Map for a ONE LOT COMMERCIAL SUBDIVISION on 3.11 acres on the east side of Rancho Drive, approximately 250 feet south of Charleston Boulevard (APN: 162-04-101-021), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).
7. **TMP-2295 - PARCEL H @ THE PASEOS - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map and a WAIVER OF TITLE 18 REQUIREMENTS FOR PRIVATE STREET WIDTHS FOR A 160-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.48 acres adjacent to the west side of Desert Foothills Drive between Desert Sunrise Road and Paseo Mist Drive (APN: 137-34-714-002), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).
8. **TMP-2296 - LONE MOUNTAIN/CLIFF SHADOWS - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF SOUTHWEST DESERT EQUITIES, ET AL** - Request for a Tentative Map for a 171-LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION on 18.69 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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9. **TMP-2303 - RANCHO 25 - US HOME CORPORATION ON BEHALF OF VIVINIAN O'HARE** - Request for a Tentative Map for a 250-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), TC (Town Center) Zone [MLA (Medium-Low Attached Density Residential - Town Center) land use designation], Ward 6 (Mack).
10. **TMP-2311 - IRON MOUNTAIN RANCH VILLAGE 11 - KB HOME OF NEVADA, INC. ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE LIMITED LIABILITY COMPANY** - Request for a Tentative Map for a 144-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 41.26 acres adjacent to the southeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
11. **TMP-2316 - GRAND CANYON TERRACES - RICHMOND AMERICAN HOMES ON BEHALF OF G T 2000 INC.** - Request for a Tentative Map for a 200-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.94 acres adjacent to the east side of Grand Canyon Drive approximately 1,950 feet north of Grand Teton Drive (APN: a portion of 125-07-701-003), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
12. **EOT-2267 - F & F PARTNERS, ET AL** - Request for a Reinstatement and Extension of Time on an approved Rezoning (Z-0019-01) FROM: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: C-1 (Limited Commercial) on 31.7 acres adjacent to the northwest corner of Centennial Parkway and Decatur Boulevard (APN: 125-24-802-003, 004, 007, 010, and 011), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).
13. **EOT-2302 - FURNITURE MART LAND HOLDINGS, LIMITED LIABILITY COMPANY** - Request for an Extension of Time on an approved Site Development Plan Review [Z-0100-97(3)] FOR A 1,300,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT (WORLD MARKET CENTER) WITH A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 20.00 acres adjacent to the northwest corner of Bonneville Avenue and Grand Central Parkway (APN: 139-33-610-004), PD (Planned Development) Zone, Ward 5 (Weekly).

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14. EOT-2389 - EBENEZER CHURCH OF GOD IN CHRIST - Request for an Extension of Time of an approved Site Development Plan Review (SD-0066-00) and a Waiver of the Required Landscaping FOR A PROPOSED 10,864 SQUARE FOOT ADDITION TO AN EXISTING CHURCH at 1072 West Bartlett Avenue (APN: 139-21-510-162, 163, 204 and 205), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
15. EOT-2408 - DAVE MASON, ET AL - Request for an Extension of Time of an approved Rezoning (Z-0013-01) FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 2.85 adjacent to the east side of Rancho Drive, approximately 300 feet south of Charleston Boulevard (APN: 162-04-101-021), PROPOSED USE: 30,058 SQUARE FOOT OFFICE COMPLEX, Ward 1 (M. McDonald).
16. ANX-2256 - SHIRON CORPORATION - Petition to Annex property generally located on the northwest corner of Monte Cristo Way and Centennial Parkway, containing approximately 0.94 acres (APN: 125-22-407-008), Ward 6 (Mack).
17. ANX-2355 - CITY OF LAS VEGAS - Petition to Annex property generally located on the north side of Regena Avenue, 337 feet east of El Capitan Way, containing 0.52 acres, Ward 6 (Mack).
- B. PUBLIC HEARING ITEMS:
18. ABEYANCE - SDR-2208 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 397,244 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS ARE REQUESTED TO ELIMINATE THE LANDSCAPING WITHIN THE ANN ROAD MEDIAN, TO ALLOW THE HARDSCAPE AREAS WITHIN THE AMENITY ZONE EVERY 600 FEET ALONG CENTENNIAL CENTER BOULEVARD WHERE 105 FEET IS THE MAXIMUM PERMITTED, TO ALLOW PARKING ADJACENT TO THE RIGHT-OF-WAY, TO ALLOW 50% SCREENING OF THE MECHANICAL INSTALLATIONS ALONG CENTENNIAL CENTER BOULEVARD WHERE 100% IS REQUIRED, TO ALLOW LESS THEN 60% OF THE BUILDINGS TO THE BUILD-TO-LINE, AND TO ALLOW DOORWAYS TO BE MORE THEN EVERY 50 FEET ALONG A BUILDING FAÇADE THAT FRONTS A STREET OR PLAZA AREA on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), TC (Town Center) Zone, Ward 6 (Mack).

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19. ABEYANCE - SUP-2209 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR OUTDOOR SALES IN CONJUNCTION WITH A COMMERCIAL DEVELOPMENT adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).
20. ABEYANCE - SUP-2211 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the west side of Centennial Center Boulevard, approximately 500 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
21. ABEYANCE - SUP-2212 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the east side of Centennial Center Boulevard, approximately 300 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
22. ABEYANCE - SUP-2214 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 880 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
23. ABEYANCE - SUP-2215 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 860 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
24. ABEYANCE - SUP-2216 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the west side of Centennial Center Boulevard, approximately 775 feet north of Ann Road (APN: 125-27-401-009), T-C (Town Center) Zone, Ward 6 (Mack).

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25. ABEYANCE - SUP-2217 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the northeast corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).
26. ABEYANCE - VAC-2204 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a roadway easement for Buffalo Drive, north of Ann Road, Ward 6 (Mack).
27. ABEYANCE - VAC-2205 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate portions of Centennial Center Boulevard, north of Ann Road, Ward 6 (Mack).
28. ABEYANCE - VAC-2206 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a portion of Desert Breeze Avenue, between Buffalo Drive and Centennial Center Boulevard, Ward 6 (Mack).
29. ABEYANCE - SDR-1856 - JAMES PINJUV, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND TO ALLOW 3.35 DWELLING UNITS PER ACRE WITHIN A 5.07 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
30. ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. - Petition to vacate Rome Boulevard and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).
31. ZON-1962 - CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning FROM: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) Zone on 40 acres

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adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002),
PROPOSED USE: HIGH SCHOOL, Ward 6 (Mack).

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32. **SDR-1964 - CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED 232,206 SQUARE FOOT HIGH SCHOOL on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation], [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).
33. **ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PROPOSED USE: MASTER PLANNED COMMUNITY, Ward 6 (Mack).
34. **ZON-2252 - PERMA-BILT HOMES ON BEHALF OF L M LAS VEGAS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-1 (Single-Family Residential) Zone on 10.13 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017 through 020), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
35. **VAR-2254 - PERMA-BILT HOMES ON BEHALF OF L M LAS VEGAS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Variance TO ALLOW PROPOSED FRONT YARD SETBACKS OF 18 FEET TO THE FACE OF A FRONT LOADING GARAGE AND 14 FEET TO A SIDE LOADING GARAGE WHERE 20 FEET IS THE MINIMUM REQUIRED WITHIN A PROPOSED 41-LOT SINGLE FAMILY DEVELOPMENT on 12.56 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017 through 020; 125-18-810-038 through 045; and 125-18-811-012 through 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential) Zone and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R1 (Single-Family Residential) Zone, Ward 6 (Mack).
36. **SUP-2253 - PERMA-BILT HOMES ON BEHALF OF L M LAS VEGAS, LIMITED LIABILITY COMPANY, ET AL** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED 41-LOT SINGLE-FAMILY DEVELOPMENT on 12.56 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017 through 020; 125-18-810-038 through 045; and 125-18-811-012 through 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential) Zone and U (Undeveloped)

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Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-1 (Single-Family Residential) Zone, Ward 6 (Mack).

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37. **ZON-2277 - RAPID CASH ON BEHALF OF ADVANCE GROUP INC.** - Request for a Rezoning FROM: R3 (Medium Density Residential) Zone TO: G1 (Limited Commercial) Zone on 0.29 acres adjacent to the west side of Lamb Boulevard, approximately 200 feet north of Charleston Boulevard (APN: 140-31-803-005), PROPOSED USES: AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED, Ward 3 (Reese).
38. **SUP-2279 - RAPID CASH ON BEHALF OF ADVANCE GROUP INC.** - Request for a Special Use Permit FOR AN AUTO TITLE LOAN AND A FINANCIAL INSTITUTION, SPECIFIED (Check Cashing & Auto Title Loan Center) on 0.29 acres adjacent to the west side of Lamb Boulevard, approximately 200 feet north of Charleston Boulevard (APN: 140-31-803-005), R3 (Medium Density Residential) Zone, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).
39. **SDR-2278 - RAPID CASH ON BEHALF OF ADVANCE GROUP INC.** - Request for a Site Development Plan Review and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 2,000 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING AND AUTO TITLE LOAN CENTER) on 0.29 acres adjacent to the west side of Lamb Boulevard, approximately 200 feet north of Charleston Boulevard (APN: 140-31-803-005), R-3 (Medium Density Residential) Zone, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).
40. **ZON-2312 - WHITNEY INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) Zone TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
41. **SDR-2313 - WHITNEY INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 10-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), R-E (Residence Estates) Zone, [PROPOSED: RPD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack).

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42. **VAR-2283 - CHURCH ROMAN CATHOLIC LAS VEGAS** - Request for a Variance TO ALLOW 130 PARKING SPACES WHERE 167 SPACES ARE REQUIRED AND TO ALLOW A FRONT SETBACK OF 12 FEET WHERE A 20 FOOT FRONT SETBACK IS THE MINIMUM REQUIRED AND TO ALLOW FOR MONUMENT SIGNS WHICH EXCEED THE MAXIMUM AREA REQUIREMENTS FOR SUCH SIGNS in conjunction with a proposed Church/House of Worship at 220 North 14th Street (APN: 139-35-310-057, 058, 059, 060, 067, 068, 069, and 139-35-212-022, 053, and 054), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
43. **SUP-2282 - CHURCH ROMAN CATHOLIC LAS VEGAS** - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP (St. Bridget's Church) at 220 North 14th Street (APN: 139-35-310-057, 058, 059, 060, 067, 068, 069, and 139-35-212-022, 053, and 054), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
44. **SDR-2280 - CHURCH ROMAN CATHOLIC LAS VEGAS** - Request for a Site Development Plan Review and Waivers of the Perimeter and Parking Lot Landscaping and Trash Enclosure Standards FOR A PROPOSED 25,753 SQUARE FOOT CHURCH COMPLEX (St. Bridget's Church) at 220 North 14th Street (APN: 139-35-310-057, 058, 059, 060, 067, 068, 069, and 139-35-212-022, 053, and 054), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
45. **VAC-2337 - CHURCH ROMAN CATHOLIC LAS VEGAS** - Petition of Vacation to Vacate portions of 14th Street, 15th Street, Ogden Avenue, and Stewart Avenue and a Public Alley generally located east of 14th Street, south of Stewart Avenue, Ward 5 (Weekly).
46. **VAR-2292 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF JERMAC** - Request for a Variance TO ALLOW A PROPOSED 65-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED on a portion of 14.10 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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47. **SUP-2291 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF JERMAC** - Request for a Special Use Permit FOR A PROPOSED 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on a portion of 14.10 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
48. **VAR-2354 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE A MINIMUM OF 19 SPACES IS REQUIRED on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).
49. **SDR-2309 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the Perimeter and Parking Lot Landscaping Standards FOR A PROPOSED 3,500 SQUARE-FOOT TWO-STORY MEDICAL OFFICE BUILDING on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).
50. **VAR-2275 - JAMES PINJUV, ET AL** - Request for a Variance TO ALLOW 7,230 SQUARE FEET OF OPEN SPACE WHERE 23,784 SQUARE FEET IS REQUIRED FOR A PROPOSED 32-LOT SINGLE FAMILY DEVELOPMENT on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 AND 014), R-E (Residence Estates) Zone, [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack).
51. **VAR-2332 - NATHANIEL & LORETTA B. WHITNEY** - Request for a Variance TO ALLOW A 5 FOOT SIDE YARD SETBACK WHERE A 10 FOOT SIDE SETBACK IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED GARAGE ADDITION at 1116 Comstock Drive (APN: 139-28-210-051), R-E (Residential Estates) Zone, Ward 5 (Weekly).
52. **VAR-2447 - LARSEN FAMILY TRUST** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 26 SPACES ARE THE MINIMUM REQUIRED on 0.32 acres located on property at 410 and 416 South 7th Street (APN: 139-34-710-030 and 031), R-3 (Medium Density Residential) under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).

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53. **SUP-2288 - S.H. CORNER, LIMITED LIABILITY COMPANY ON BEHALF OF PECCOLE 1982 TRUST** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION, BEER AND WINE) on 1.1 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Drive (APN: portion of 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
54. **SUP-2289 - S.H. CORNER, LIMITED LIABILITY COMPANY ON BEHALF OF PECCOLE 1982 TRUST** - Request for a Special Use Permit FOR GASOLINE SALES on 1.1 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Drive (APN: portion of 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
55. **SDR-2286 - S.H. CORNER, LIMITED LIABILITY COMPANY ON BEHALF OF PECCOLE 1982 TRUST** - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR A PROPOSED CONVENIENCE STORE AND GAS STATION (Rebel Convenience Store) on 1.1 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Drive (APN: portion of 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
56. **SUP-2298 - MIMI'S CAFE ON BEHALF OF DURANGO 215 LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A SUPPER CLUB on 2.12 acres located adjacent to the east side of Durango Drive, approximately five hundred feet (500') south of Deer Springs Way (APN: 125-20-710-002, portion), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use – Town Center) land use designation], Ward 6 (Mack).
57. **SDR-2297 - MIMI'S CAFE ON BEHALF OF DURANGO 215 LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of the Town Center Development Standards FOR A PROPOSED 6,944 SQUARE FOOT RESTAURANT (Mimi's Cafe) on 2.12 acres located adjacent to the east side of Durango Drive, approximately five hundred feet (500') south of Deer Springs Way (APN: 125-20-710-002, portion), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use – Town Center) land use designation], Ward 6 (Mack).

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58. **SUP-2308 - FREDERIC S. APCAR** - Request for a Special Use Permit FOR AN UNPAVED TOWING AND IMPOUND YARD on a portion of 1.34 acres located at 1000 South Commerce Street (APN: 139-33-801-005), M (Industrial) Zone, Ward 1 (M. McDonald).
59. **SDR-2307 - FREDERIC S. APCAR** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan Standards FOR AN EXISTING 744 SQUARE-FOOT TEMPORARY MODULAR OFFICE on a portion of 1.34 acres located at 1000 South Commerce Street (APN: 139-33-801-005), M (Industrial) Zone, Ward 1 (M. McDonald).
60. **SUP-2273 - PRESTON AND LILLIAN SERRANO** - Request for a Special Use Permit FOR AN AUTO TITLE LOAN BUSINESS on 0.23 acres located at 3706 Vegas Drive (APN: 139-19-812-008), C-2 (General Commercial) Zone, Ward 5 (Weekly).
61. **SDR-2341 - PRESTON AND LILLIAN SERRANO** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR AN 800 SQUARE FOOT AUTO TITLE LOAN BUSINESS on 0.23 acres located at 3706 Vegas Drive (APN: 139-19-812-008), C-2 (General Commercial) Zone, Ward 5 (Weekly).
62. **SUP-2248 - WOODY'S CHICAGO STYLE ON BEHALF OF WEINGARTEN NOSTAT, INC.** - Request for a Special Use Permit FOR OPEN AIR VENDING (Concession Stand) on a portion of 13.68 acres located at 4625 West Charleston Boulevard (APN: 162-06-112-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
63. **SUP-2255 - A SECRET CLOSET ON BEHALF OF RAINBOW SAHARA CENTER #2, INC.** - Request for a Special Use Permit FOR SECONDHAND SALES (Clothing, Accessories, and Jewelry) on 1.07 acres at 2206 South Rainbow Boulevard, Suite # (APN: 163-02-415-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
64. **SUP-2261 - GOOD DOGS, LIMITED LIABILITY COMPANY ON BEHALF OF MASONIC LODGE #32** - Request for a Special Use Permit FOR OPEN AIR VENDING (HOT DOG CART) on an existing

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parking lot located at 213 and 215 South 3rd Street (APN: 139-34-210-067 and 068), C2 (General Commercial) Zone, Ward 1 (M. McDonald).

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65. **SUP-2290 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF MER-CAR CORPORATION** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4510 East Charleston Boulevard (APN: 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
66. **SUP-2293 - CASPIAN RESTAURANT AND MARKET ON BEHALF OF TJP/WEINER FAMILY TRUST** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR on a portion of 1.36 acres located at 2101 South Decatur Boulevard, Suites 19 and 20 (APN: 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
67. **SUP-2322 - THE CLARK COUNTY SCHOOL DISTRICT ON BEHALF OF REGIONAL TRANSPORTATION COMMISSION** - Request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY on 14.4 acres adjacent to the southwest corner of Pecos Road and Stewart Avenue (APN: 139-36-710-019), M (Industrial) Zone, Ward 3 (Reese).
68. **SDR-2294 - GARY WELTE ON BEHALF OF CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 7,032 SQUARE-FOOT SINGLE-STORY OFFICE BUILDING on 0.62 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN: a portion of 138-07-411-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
69. **SDR-2301 - SMOKE RANCH BUSINESS PARK, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review, a Reduction in the amount of Required Perimeter and Parking Lot Landscaping, and Waivers of the Commercial Development Standards FOR A PROPOSED 22,125 SQUARE-FOOT OFFICE DEVELOPMENT CONSISTING OF FOUR SINGLE-STORY BUILDINGS on 2.63 acres adjacent to the north side of Smoke Ranch Road, approximately 1,000 feet west of Tenaya Way (APN: a portion of 138-15-410-028), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

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70. **SDR-2310 - P.H.A. NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards FOR A PROPOSED TWO-STORY 47,075 SQUARE-FOOT EDUCATIONAL BUILDING (University of Phoenix) on 4.64 acres located adjacent to the east side of Cimarron Road, approximately one hundred fifty feet (150') north of Sky Pointe Drive (APN: 125-21-710-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use – Town Center) land use designation], Ward 6 (Mack).
71. **MOD-2315 - MONTECITO COMPANIES ON BEHALF OF SILVESTRI AND MARTIN FAMILY TRUST** - Request for a Minor Modification to the Montecito Town Center Development Agreement TO ADD 10.08 ACRES TO THE OVERALL PLAN AND TO CHANGE SECTION 4.1 TO INCREASE SQUARE FOOTAGES AND RESIDENTIAL UNITS ACCORDINGLY, located adjacent to the southwest corner of Deer Springs Way and Riley Street (APN: 125-20-701-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use – Town Center) land use designation], Ward 6 (Mack).
72. **SDR-2319 - SUMMIT DEVELOPMENT ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 320-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.68 acres adjacent to the northwest corner of Montecito Parkway and Rome Boulevard (APN: 125-20-703-001 through 004; 125-20-701-002; and 125-20-704-003), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use – Town Center) land use designation], Ward 6 (Mack).
73. **ROC-2306 - P AND K, INC. ON BEHALF OF MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY** - Request for a Review of Condition #3 of an approved Site Development Plan Review (SD-0023-00) which limited the minor automotive repair facility to servicing vehicles to be sold on site as part of the used car dealership; and Condition #2 of an approved Special Use Permit (U-0019-00) which restricted the site to a used car dealership on 1.4 acres located at 4651 and 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Mack).
74. **MSP-2304 - LIGHT AMERICA ON BEHALF OF SARA K. HORGAN IRREVOCABLE TRUST, ET AL** - Request for a Master Sign Plan FOR AN EXISTING 27,000 SQUARE FOOT INDUSTRIAL BUILDING on 1.75 acres at 2310 Highland Drive (APN: 162-04-402-002), M (Industrial) Zone, Ward 1 (M. McDonald).

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75. MSP-2323 - CLARK COUNTY CREDIT UNION - Request for a Master Sign Plan FOR AN APPROVED FINANCIAL INSTITUTION located at 803 Shadow Lane (APN: 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).
76. VAC-2314 - PERMA-BILT HOMES ON BEHALF OF CORONOPARK LIMITED LIABILITY COMPANY ET AL - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the north side of Farm Road, approximately three hundred fifty feet east of Hualapai Way, Ward 6 (Mack).
77. VAC-2317 - KIMBALL HILL HOMES ON BEHALF OF EL DURANGO, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate a portion of right-of-way and U.S. Government Patents generally located between Donald Nelson Avenue and Farm Road, east of Grand Canyon Drive, Ward 6 (Mack).
78. VAC-2318 - RICHMOND AMERICAN HOMES ON BEHALF OF SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Alexander Road, Las Vegas Valley Water District Sewer and Road easements and U.S. Government Patent Easements generally located adjacent to the southwest corner of Alexander Road and Vegas Vista Trail, Ward 4 (Brown).
79. VAC-2320 - PERMA-BILT HOMES ON BEHALF OF CORONOPARK, ET AL, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the southwest corner of Gilcrease Avenue and Grand Canyon Drive, Ward 6 (Mack).
- C. NON PUBLIC HEARING ITEMS:
80. ABEYANCE - TMP-2202 - CENTENNIAL GATEWAY - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 2 LOT COMMERCIAL SUBDIVISION on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

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81. SDR-2300 - NEW HORIZONS CENTER FOR LEARNING - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 8,828 SQUARE-FOOT OFFICE/SCHOOL FACILITY on a portion of 4.11 acres located at 6701 West Charleston Boulevard (APN: 163-02-103-001), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 1 (M. McDonald).

D. DIRECTOR'S BUSINESS

82. ABEYANCE - TXT-2299 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.08.040 (C), Table 2 "Residential District Development Standards, Other Than Single-Family;" Title 19.10.010 (F), Table 1 "Parking Requirements;" and Title 19.20.020, "Words and Terms Defined."

83. TXT-2446 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.04.010, Title 19.04.050 (B), and Title 19.20.020 to remove the word "criminal" from the "Halfway House, Criminal" land use.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.